



JEFFERSON COUNTY

PLANNING COMMISSION

621 Sheridan Street
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MEMORANDUM

TO: DCD Staff

FROM: Planning Commission

DATE: September 15, 2004

SUBJECT: Criteria used for Planning Commission Proposed Comprehensive Plan Amendments under the 2004 Comp Plan Update, MLA04-28

The Planning Commission, working through its Comprehensive Plan Review Committee, developed the following criteria and rationale for the Comprehensive Plan amendments proposed in the 5-year assessment under UDC 9.5.4, Planning Commission Five (5) Year Assessment—Recommendations:

- A. UDC 9.5.4.b, Criteria Governing Planning Commission Assessment. It is important to note that the section states "... but shall not be limited to (emphasis added), an inquiry into the following growth management indicators:". The Planning Commission took the 5-year assessment opportunity to develop additional criteria to the seven criteria listed in this section. Those additional criteria are specified in the items following this section.
- (1) Whether growth and development as envisioned in the Comprehensive Plan is occurring faster or slower than anticipated, or is failing to materialize;
 - (2) Whether the capacity of the county to provide adequate services has diminished or increased;
 - (3) Whether sufficient urban land is designated and zoned to meet projected demand and need;
 - (4) Whether any of the assumptions upon which the Plan is based are no longer found to be valid;
 - (5) Whether changes in county-wide attitudes necessitate amendments to the goals of the Plan and the basic values embodied within the Comprehensive Plan Vision Statement;
 - (6) Whether changes in circumstances dictate a need for amendments;
 - (7) Whether inconsistencies exist between the Comprehensive Plan and the GMA or the Comprehensive Plan and the County-wide Planning Policy for Jefferson County.

Under Item #6, the Planning Commission found that circumstances had changed in that the county now has an adopted Unified Development Code that implements the Comprehensive Plan. The Comprehensive Plan as previously adopted, contains considerable regulatory language as a guide

for the drafting and adoption of the UDC. The Planning Commission recommends removal of such regulatory language from the Comprehensive Plan because it is no longer necessary.

Under Item #4, the Planning Commission found that the assumptions upon which the Plan is based are no longer valid as they relate to the SR 19/20 Intersection General Crossroad. As a result, a recommendation was made to reconsider the boundaries of that crossroad to include the property used for the drive-in movie theater.

- B. A memo from the Board of County Commissioners to the Planning Commission, dated January 6, 2004, recommended that "those areas of indulgence in verbosity utilized by the drafters of those documents which can be removed from either the Comprehensive Plan or UDC to make for a more readable, usable document".
- C. Out-of-date language was updated or removed.
- D. Redundancy was reduced or eliminated.
- E. The vision of the Comprehensive Plan remains unchanged.
- F. Excessive verbiage was either removed, simplified or clarified. Negative verbiage not descriptive of good policy, such as "unmanageable conflict", was removed.
- G. Certain obsolete language was removed. Such language includes references to the pre-UGA condition, references and language that require periodic updates, and tables and statistics. The recommendation is that such language, tables and statistics be placed on the county web site.
- H. References considered not to be planning policy were removed.
- I. References considered to be discriminatory in nature were removed.
- J. References were added that address requirements not addressed in the original Comprehensive Plan, especially the necessities of seniors living in the UGAs and RVCs.
- K. Specific organizational names that may become outdated were replaced with more generic descriptions.
- L. References to interim ordinances no longer applicable were removed.
- M. Language was added to emphasize the limited amount of land available for housing and economic development. This limitation was calculated by subtracting National Park, National Forest, and other government-owned lands and critical areas from the total land available.
- N. Language was added to emphasize the conflicts between resource lands and adjacent incompatible uses.
- O. Language was added to be in compliance with the Vision Statement that states "The Comprehensive Plan is a living document and will change as circumstances, challenges and outside influences change."
- P. The Housing Element was amended in response to market forces, which meets the criterion of changing circumstances. Such circumstances include the skyrocketing real estate prices and the need to create economic opportunity such that citizens can earn living wages and therefore have affordable housing. It is important that there be a correlation and consistency between the Housing and Economic Development elements.

- Q. The Environment Element was amended to remove regulatory language now in the UDC and enacted through state legislation.
- R. The Economic Development Element was amended to update or remove outdated information and statistics. Some specific references, such as named organizations, were changed to be more generic. Some statistics must be updated.
- S. The term "sustainability" in the Economic Development Element was defined.

The Planning Commission enters the following Finding of Fact: The Planning Commission has not had the time or resources to review the Utilities, Capital Facilities, and Essential Public Facilities elements and recommends that such review be accomplished as soon as possible by the staff or the Planning Commission. Concerning the Essential Public Facilities element, the Planning Commission recognizes that staff is developing a recommendation related to the Airport under MLA03-232 and MLA03-244. However, the remainder of the Essential Public Facilities element should also be reviewed and amended as appropriate.